

059.B

Map

0001

Block

0001.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 453,400 /

USE VALUE: 453,400 /

ASSESSed: 453,400 /

Total Card /

Total Parcel

453,400

453,400

453,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
96		BOW ST, ARLINGTON

OWNERSHIP

Owner 1:	MURRAY JEANNE M/ANN E
Owner 2:	
Owner 3:	
Street 1:	98 BOW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	KELLY PATRICIA A -
Owner 2:	-
Street 1:	96-98 BOW STREET #1
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1909, having primarily Vinyl Exterior and 1217 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7006																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	453,400			453,400
Total Card	0.000	453,400			453,400
Total Parcel	0.000	453,400			453,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	372.56	/Parcel:	372.56

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	453,400	0	.		453,400		Year end	12/23/2021
2021	102	FV	440,300	0	.		440,300		Year End Roll	12/10/2020
2020	102	FV	433,800	0	.		433,800	433,800	Year End Roll	12/18/2019
2019	102	FV	435,100	0	.		435,100	435,100	Year End Roll	1/3/2019
2018	102	FV	384,700	0	.		384,700	384,700	Year End Roll	12/20/2017
2017	102	FV	350,700	0	.		350,700	350,700	Year End Roll	1/3/2017
2016	102	FV	350,700	0	.		350,700	350,700	Year End	1/4/2016
2015	102	FV	324,000	0	.		324,000	324,000	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLY PATRICIA	40162-539		7/20/2003		304,000	No	No		
GE CAPITAL INC	25379-569		5/31/1995		102,000	No	No	Y	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLY PATRICIA	40162-539		7/20/2003		304,000	No	No		
GE CAPITAL INC	25379-569		5/31/1995		102,000	No	No	Y	

PAT ACCT.

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/20/2018	291	Redo Bat	12,000	C				
6/18/2012	743	Siding	48,456					VINYL SIDING & TRI
11/5/2003	954	Porch	7,000	C		G6	GR FY06	1/3 COST TO EA CON
11/30/1998	823	Manual	2,500					DOOR-REPAIR PORCH

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/20/2018	291	Redo Bat	12,000	C				
6/18/2012	743	Siding	48,456					VINYL SIDING & TRI
11/5/2003	954	Porch	7,000	C		G6	GR FY06	1/3 COST TO EA CON
11/30/1998	823	Manual	2,500					DOOR-REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
7/23/2021	USPS	JO	Jenny O
8/16/2018	Left Notice	DGM	D Mann
8/16/2018	Measured	DGM	D Mann
7/18/2012	Info Fm Prmt	BR	B Rossignol
8/31/2005	Fieldrev-Chg	BR	B Rossignol
10/31/2000	Hearing N/C	197	PATRIOT
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

DISCLAIMER

This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

Type:	99	- Condo Conv	
Sty Ht:	1	- 1 Story	
(Liv) Units:	1	Total:	1
Foundation:	3	- BrickorStone	
Frame:	1	- Wood	
Prime Wall:	4	- Vinyl	
Sec Wall:			%
Roof Struct:	4	- Flat	
Roof Cover:	4	- Tar & Gravel	
Color:	TAN		
View / Desir:	N	- NONE	

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

	Building Number 1.
--	--------------------

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1909	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G6	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits: 1	Rating:	Very Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	33.000000000
Name:	48 - 7006

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RM:s	5			BR:s	2		Baths:	1		HB	0

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	GD - Good	18.0%
Functional:		
Economic:		
Special:		
Override:		
	Total:	18.6%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.97990203
Adj \$ / SQ:	403.475
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	557029
Depreciation:	103607
Depreciated Total:	453421

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		5	2	0
Totals				
1		5	2	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,217	403.470	491,021
Net Sketched Area:		1,217	Total:	491,021
Size Ad	1217 Gross Area	1217	FinArea	1217

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
9					
9					
7					

IMAGE

